

2da. meet - 12/20/50 (m) (cont)
 Expect to get a dept. store. (Sit Bros. of Phila)
 H.H.H.
 Decide to do (I question it) success.
 Lincoln Park, Mich (H.H.H. Emmons) - Shopping Center.
 Peoples Outfitting Co. Henry Wainman to have 80,000 sq ft of
 sales area. - expect to do \$6,000,000. - 20 yr lease, options.
 Owners job - Kg. resp. for K work - 15 stool jr. bar flr, air cond.
 74' x 150' - 1130'
 Sales est. at \$330M. (seems low) (from 300 to 350M)
 Est. cost \$146M
 1500 cars parking
 try for 86' x 150' (for at 1300
 Rent - 15,000 min. plus 5% over \$300M.
 OK. (H.H.H.) (J.B.H.) (2nd yr. devt)
 Columbus - Macaland Shopping Mart (a Cents development)
 on out N. High St., almost to Worthington (6500 sq ft)
 Parking for 6000 cars.
 Walgreens - Albers Bldg. - Gray Drug store.
 H.H.H. same size as ours (92' x 150')
 Big Bear Bldg - 120' x 200'. (No variety basement)
 G.C.F. (120' x 150')
 Cost of 147M (constr.) - 86' x 150' = 1350' of str.
 approved.
 (Disjuncted 11:45 to 3:15p)
 3:15 - 4:30

#59/1170 Grand Lapid.
 ✓ Combine + have 2714' of str.
 Do.

2da. meet - 12/20/50 2 (cont)
 104
 Adrian, Mich. - Kg. owned.
 "Investment" from 350M (BK) to 600M (2.2K x 9.8H).
 New store - 93' x 150' - 60 car parking - 30 stool flr w/ 1000 sq ft
 girls bar off, on partial second floor at rear.
 Constr. cost \$537M.
 Total Investment 702M.
 Anal. of 12/17/50 is in error.
 Get new anal.

Pittsburgh - Warner Gleater property.
 4197' of str. - 150' of front. - cost 2,100,000.
 Sales est. figured at \$3,325M (from \$3,000M (2.2K x 9.8H) to
 \$3,800M (2.2K x 10.5H).
 On \$3,325M vol. we would make \$113.5M @ 3.41% net
 these basis - purchase land + building at \$2100M - alter-
 ation to present four story basement + main floor
 sales. New bldg. Diamond St. side provide 5000 sq ft
 for diet off. - 2nd fl. space used.
 Figures \$92 per sq ft.
 Declined.

#779 Worcester, Mass. - New Loc.
 On sales of \$420M, we start out w/ loss of over \$19M.
 New anal. of 12/14/50.

Do you like men who use
 cologne?
 #630 - Royal Oak, Mich.
 To enlarge restroom - \$7000 (est).
 C.E.H. to inspect, + report back.